



ASC Region 8

Initial Student Competition Brief

9th & 10th November 2017



Issued Nov 9th 2017

Introduction:

The former Royal Insurance Building is one of Liverpool's most impressive commercial buildings. It is Grade II listed being originally designed by Francis J Doyle and erected in 1896-1903. It has been vacant since the late 1980s, and has been on English Heritage 'Buildings at Risk' register for many years.

The building stands within the Castle Street Conservation Area and the Liverpool Maritime Mercantile City World Heritage Site, occupying the area bounded by Dale Street, North John Street and Princes Street.



The Project History:

In April 2008, plans to convert the building for use as a hotel were approved by Liverpool City Council. The permission was renewed in August 2011. A new scheme proposed by Ashall Property Ltd and designed by Falconer Chester Hall Architects is the subject of fresh planning and listed building consent applications.

Balfour Beatty have been appointed as the main contractor to complete the design, refurbishment and conversion of the building into a 116 bedroom hotel, meeting rooms, gym, bar and kitchen facilities on behalf of Ashall Property Ltd for Starwood Hotel Group, Aloft brand. This work includes all associated mechanical and electrical installations.



Initial Project Brief:

For the purpose of the competition you will take on the role of Contractor in the refurbishment of the building. As contractors, you are aware that the successful performance of a project depends upon a number of key skills; you will be asked to utilise and demonstrate these skills.

Full details of the task will be made available in due course, together with a pack of drawings.

Note:

The building is designed without having the full information as to the requirements of the future tenants therefore certain assumptions are required to be made in the design of the spaces and the services in addition to providing flexibility and future proofing.

Curve ball:

In line with now established tradition, a change to the programme will be introduced at an undisclosed time.

We look forward to seeing you in Liverpool.

Good luck!

ASC Region 8 Team

DRAWING SCHEDULE:

TBC.

Job No.	Drawing Title	Drawing No.	Revision	Scale

